

**OFFICIAL STATEMENT**

77 04172

INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

JAN 18 1977

UNIVERSITY OF CALIFORNIA

**JURUPA COMMUNITY  
SERVICES DISTRICT**

**Riverside County, California**

**IMPROVEMENT DISTRICT NUMBER 2**

**\$240,000**

**1977 Water Bonds, Series A**

(General Obligations)

**IMPROVEMENT DISTRICT NUMBER 3**


**\$160,000**

**1977 Sewer Bonds, Series A**

(General Obligations)

Bids to be received by a representative of the Board of Directors of the Jurupa Community Services District until 2:00 P.M., Monday, January 31, 1977, at the offices of Stone and Youngberg Municipal Financing Consultants, Inc., 1541 Wilshire Boulevard, Suite 402, Los Angeles, California 90017.





Digitized by the Internet Archive  
in 2024 with funding from  
State of California and California State Library

<https://archive.org/details/C123308592>

# JURUPA COMMUNITY SERVICES DISTRICT

8621 JURUPA ROAD

TELEPHONE 685-7435  
(Area Code 714)

RIVERSIDE, CALIFORNIA 92509

January 10, 1977

To Whom It May Concern:

The purpose of this Official Statement is to supply information to prospective bidders on and buyers of the \$240,000 of Jurupa Community Services District 1977 Water Bonds for Improvement District No. 2, Series A, and the \$160,000 of Jurupa Community Services District 1977 Sewer Bonds for Improvement District No. 3, Series A, authorized and to be issued for the purpose of assisting in the financing of water system and sewage system improvements and paying of expenses in connection with the issuance of the Bonds.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultant to the Jurupa Community Services District in connection with the sale of the Series A Bonds for Improvement Districts No. 2 and 3, and the firm will receive compensation from the District contingent upon the sale and delivery of the Bonds. Summaries herein presented of the Resolution of Issuance, Notice Inviting Bids, proposed project improvements, financial and economic data do not purport to be complete, and reference is made to the documents on file in the office of the Secretary of the District for further information. Statements which involve estimates or opinions, whether or not expressly so described herein, are intended solely as such and are not to be construed as factual reports.

The Official Statement does not constitute a contract with the buyers or holders, from time to time, of the Bonds. The Resolutions of Issuance for the respective bond issues, which do constitute such a contract, are available to any prospective bidder on request from the Secretary of the District.

At the time of payment for and delivery of the Bonds, the District will furnish the successful bidder a certificate signed by an appropriate officer of the District, acting in his official capacity, to the effect that to the best of his knowledge and belief and after reasonable investigation:

- a. Neither the Official Statement nor any amendment or supplement to it contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements therein, in light of the circumstances in which they were made, not misleading;
- b. Since the date of the Official Statement, no event has occurred which should have been set forth in an amendment or supplement to the Official Statement; and

77 04172

INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

AUG 12 2024

UNIVERSITY OF CALIFORNIA

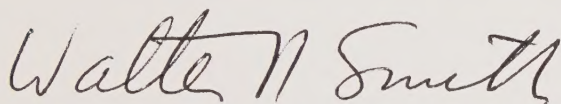
c. There has been no adverse change in the operation or financial affairs of the District or the Improvement Districts since the date of the Official Statement.

No dealer, broker, salesman or other person has been authorized by the District to give any information or to make any representations other than those contained in this Official Statement and any supplement or amendment, and if given or made, such information or representation must not be relied upon as having been authorized by the District.

This Official Statement does not constitute an offer to sell; or the solicitation of any offer to buy; nor shall there be any sale by a person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale of; the Bonds.

The execution and distribution of this Official Statement have been duly authorized by the governing board of the District.

JURUPA COMMUNITY SERVICES DISTRICT

A handwritten signature in dark ink, appearing to read "Walter N. Smith". The signature is fluid and cursive, with the first name "Walter" and last name "Smith" clearly distinguishable.

Walter N. Smith, President



JURUPA COMMUNITY SERVICES DISTRICT  
IMPROVEMENT DISTRICTS NO. 2 AND 3  
Riverside County, California

BOARD OF DIRECTORS

Walter N. Smith, President

Paul E. Hamrick, Vice-President

Roger D. Teagarden

Kenneth F. Gandy

Paul O. Walter

---

William J. Huckell  
General Manager

Hazel Miller  
District Secretary

H. M. Dougherty  
Attorney for District

---

PROFESSIONAL SERVICES

Rutan & Tucker, Santa Ana  
Bond Counsel

Albert A. Webb Associates, Riverside  
Consulting Engineers

[ Stone & Youngberg, Municipal Financing Consultants, Inc.  
Los Angeles and San Francisco  
Financing Consultants ]

Invest. Publ Secur.  
Public works Finance  
Riverside Co.  
Sewage disp. " "  
Public util water " "

THE DATE OF THIS OFFICIAL STATEMENT IS JANUARY 10, 1977

---

## CONTENTS

---

INTRODUCTION	1
THE BONDS	3
Authority for Issuance	3
Sale of the Bonds	3
Bond Terms	3
Redemption Provisions	4
Registration	4
Legal Opinion	5
Tax Exempt Status	5
Security	5
Purpose	5
Estimated Annual Bond Service	5
THE PROJECT	9
Water Supply	9
Existing Water Facilities	9
Existing Sewer Facilities	9
Reimbursement Agreement	9
Project Description	10
Estimated Project Costs	10
FINANCIAL DATA	11
Assessment Practices	11
Assessed Valuations	11
Tax Rates	11
Tax Levies and Delinquencies	13
Employee Retirement	13
Direct and Overlapping Bonded Debt	14
IMPROVEMENT DISTRICTS NO. 2 AND 3	
Organization	15
Climate and Topography	16
Economy	16
Population	16
Housing and Income	17
Building Activity	17
Employment	18
Industry	19
Commerce	21
Banking	21
Transportation	21

IMPROVEMENT DISTRICTS NO. 2 and 3 (CONTINUED)

Utilities	23
Government Installations	23
Agriculture	24
Education	25
Community Facilities	26

---

TABLES

---

Table 1A	Estimated Annual Bond Service Improvement District No. 2	6
Table 1B	Estimated Annual Bond Service Improvement District No. 3	7
Table 2	Estimated Project Costs	10
Table 3	Statement of Direct and Overlapping Bonded Debt	14
Table 4	Industrial Firms with 150 or more Employees	22





Base map courtesy of National Automobile Club, copyright owner



---

## INTRODUCTION

---

Improvement Districts No. 2 and 3 encompass an area of approximately 2,000 acres located in the extreme western portion of the Jurupa Community Services District and the northwestern portion of Riverside County. The Improvement Districts have coterminous boundaries. Improvement District No. 2 was created to finance the construction or acquisition of a water system and Improvement District No. 3 was established to finance sewer improvements.

Development within the Improvement Districts consists primarily of agricultural acreage which is currently yielding to suburban-residential growth. At present there are no commercial or industrial enterprises within the Improvement Districts' boundaries, however, the major commercial and industrial centers in the City of Riverside are within reasonable commuting distance. Residents of the Improvement Districts find employment throughout the Riverside-San Bernardino-Ontario Labor Market Area which contains a sizeable number of large industrial organizations.

The Jurupa Community Services District was created in 1956 and began providing sewer service in 1961 and water service in 1966. Improvement Districts No. 2 and 3 were created by the Board of Directors of the Jurupa Community Services District pursuant to the unanimous results (i.e. 6-0) of a special election held on June 3, 1975 in accordance with the Community Services District Law of the State of California. The voters authorized Improvement District No. 2 to issue general obligation bonds totaling \$2,500,000 to finance the acquisition, construction or improvement of a water system, and authorized Improvement District No. 3 to issue general obligation bonds totaling \$2,000,000 for the acquisition, construction or improvement of a sewerage system. The electorate also unanimously approved the levy of a maximum annual tax rate of \$2.50 per \$100 assessed valuation for each Improvement District.

The proceeds from the \$240,000 1977 Water Bonds for Improvement District No. 2, Series A, currently offered for sale will be used to pay and/or reimburse the costs of water supply and transmission facilities deemed to be of general benefit to the Improvement District. A portion of the proceeds will also be used to pay the costs of issuance and the first six months' interest on the bonds.

The proceeds from the \$160,000 1977 Sewer Bonds for Improvement District No. 3, Series A, currently offered for sale will be used to reimburse the costs of sewerage facilities deemed to be of general benefit to the Improvement District. A portion of the proceeds will also be used to pay the costs of issuance and the first six months' interest on the bonds.

Both bond issues currently offered for sale are secured by the power and obligation to levy annual ad valorem taxes, without limitation as to rate or amount, on all

taxable property within the Improvement Districts, except certain property taxable at a limited rate. The Board of Directors of the Jurupa Community Services District has stated that it plans to maintain the tax rate for both bond service and operating and capital expenses at \$2.50 per \$100 assessed valuation or less for each Improvement District. However, this does not diminish the obligation to levy taxes without limitation as to rate or amount for general obligation bond service.

The 1976/77 taxable secured assessed valuation of Improvement Districts No. 2 and 3 is \$1,859,595. No unsecured assessed valuation data is available for Improvement Districts No. 2 and 3 since unsecured taxes are assessed as of March 1 in the fiscal year prior to the one in which they are collected and no taxes were levied for the Improvement Districts prior to the 1976/77 fiscal year. Based upon the recent vigorous building activity in the Improvement Districts (there were 250 housing starts during 1976 and another 330 scheduled for early 1977, at average selling prices in excess of \$50,000) the assessed valuation of the Districts should increase markedly for the 1977/78 fiscal year.



---

## THE BONDS

---

### AUTHORITY FOR ISSUANCE

The \$240,000 of Jurupa Community Services District 1977 Water Bonds for Improvement District No. 2, Series A, ("the Water Bonds") and the \$160,000 of Jurupa Community Services District 1977 Sewer Bonds for Improvement District No. 3, Series A, ("the Sewer Bonds") will be issued pursuant to Resolution No. 316 and Resolution No. 320, respectively, adopted by the Board of Directors of the Jurupa Community Services District on January 10, 1977, and under terms of the Community Services District Law, commencing with Section 61000 of the Government Code of the State of California.

The bonds, respectively, represent the first portion of \$2,500,000 of Water Bonds and \$2,000,000 of Sewer Bonds approved by a vote of 6 to 0 at elections held within Improvement Districts No. 2 and 3 on June 3, 1975.

### SALE OF THE BONDS

Bids for the purchase of the Water and Sewer Bonds will be received until 2:00 P.M. Monday, January 31, 1977 at the offices of Stone & Youngberg Municipal Financing Consultants, Inc., Suite 402, 1541 Wilshire Boulevard, Los Angeles, California 90017. It is expected that the bids will be referred to the Board of Directors of the District for action at a meeting to be held at 7:30 P.M. of the same day.

Details of the terms of sale are set forth in the Notice Inviting Bids approved by the Board of Directors of the District on January 10, 1977. A copy of the Notice accompanies this Official Statement.

### BOND TERMS

Both the \$240,000 of Water Bonds and the \$160,000 of Sewer Bonds will be dated February 15, 1977. The bonds will be issued in denominations of \$5,000 each and will be numbered 1 through 48 and 1 through 32, respectively.

Interest on both issues will be payable semiannually on February 15 and August 15 of each year commencing August 15, 1977. Principal will be payable on February 15 of each year in the amounts shown in the accompanying Schedule of Maturities.

# SCHEDULE OF MATURITIES

February 15	Amount Maturing	
	Water Bonds	Sewer Bonds
1978	\$ 5,000	\$ 5,000
1979	5,000	5,000
1980	5,000	5,000
1981	5,000	5,000
1982	10,000	5,000
1983	10,000	5,000
1984	10,000	5,000
1985	10,000	5,000
1986	10,000	5,000
1987	10,000	5,000
1988	10,000	10,000
1989	10,000	10,000
1990	15,000	10,000
1991	15,000	10,000
1992	15,000	10,000
1993	15,000	10,000
1994	20,000	10,000
1995	20,000	10,000
1996	20,000	15,000
1997	20,000	15,000

Both interest and principal are payable at the office of the County Treasurer of Riverside County in Riverside, California.

## REDEMPTION PROVISIONS

Bonds maturing on or before February 15, 1987, are not subject to call for redemption prior to maturity. The \$160,000 of Water Bonds and the \$110,000 of Sewer Bonds maturing on and after February 15, 1988 are callable in inverse order of maturity and by lot within a single maturity on any interest payment date beginning with February 15, 1987. The bonds are redeemable at par, plus accrued interest and a premium of one-quarter of one percent for each year, or portion of a year from the redemption date to the maturity date of the bonds.

## REGISTRATION

The bonds will be issued as coupon bonds which will be subject to registration only as to both principal and interest and to discharge from registration.



## LEGAL OPINION

The unqualified legal opinion of Rutan & Tucker, Santa Ana, California, bond counsel for the Jurupa Community Services District, approving the validity of the bonds, will be furnished the original purchasers of each of the bond issues. A copy of the legal opinion, certified by the official of the District in whose office the original is filed, will be printed on the bonds at the District's expense.

## TAX EXEMPT STATUS

In the opinion of bond counsel interest on the bonds is exempt from income taxes of the United States of America under present Federal income tax laws and from personal income taxes of the State of California under present state laws.

## SECURITY

The bonds are secured by the power and obligation to levy annual ad valorem taxes to be levied, without limitation as to rate or amount, on all taxable property within the Improvement Districts, except certain property taxable at a limited rate.

## PURPOSE

The proceeds from the Water Bonds will be used to pay and/or reimburse the costs of constructing certain water facilities deemed to be of general benefit to all of Improvement District No. 2, plus legal and financing costs and interest on the bonds for a period of six months.

The proceeds from the Sewer Bonds will be used to reimburse the costs of sewerage facilities deemed to be of benefit to all of Improvement District No. 3, plus legal and financing costs and interest on the bonds for a period of six months.

The existing and proposed water and sewerage facilities to serve Improvement Districts No. 2 and 3 are described in the following section of this Official Statement entitled "The Project."

## ESTIMATED ANNUAL BOND SERVICE

Tables 1A and 1B show schedules of estimated annual bond service for the \$240,000 of Water Bonds and the \$160,000 of Sewer Bonds.

Table 1A  
 JURUPA COMMUNITY SERVICES DISTRICT  
 IMPROVEMENT DISTRICT NO. 2  
 ESTIMATED ANNUAL BOND SERVICE

Fiscal Year	Principal Outstanding	Interest Estimated @ 7%	Principal Maturing	Total Bond Service
1977/78	\$240,000	\$ 16,800	\$ 5,000	\$ 21,800
1978/79	235,000	16,450	5,000	21,450
1979/80	230,000	16,100	5,000	21,100
1980/81	225,000	15,750	5,000	20,750
1981/82	220,000	15,400	10,000	25,400
1982/83	210,000	14,700	10,000	24,700
1983/84	200,000	14,000	10,000	24,000
1984/85	190,000	13,300	10,000	23,300
1985/86	180,000	12,600	10,000	22,600
1986/87	170,000	11,900	10,000	21,900
1987/88	160,000	11,200	10,000 (1)	21,200
1988/89	150,000	10,500	10,000 (1)	20,500
1989/90	140,000	9,800	15,000 (1)	24,800
1990/91	125,000	8,750	15,000 (1)	23,750
1991/92	110,000	7,700	15,000 (1)	22,700
1992/93	95,000	6,650	15,000 (1)	21,650
1993/94	80,000	5,600	20,000 (1)	25,600
1994/95	60,000	4,200	20,000 (1)	24,200
1995/96	40,000	2,800	20,000 (1)	22,800
1996/97	20,000	1,400	20,000 (1)	21,400
		\$215,600	\$240,000	\$455,600

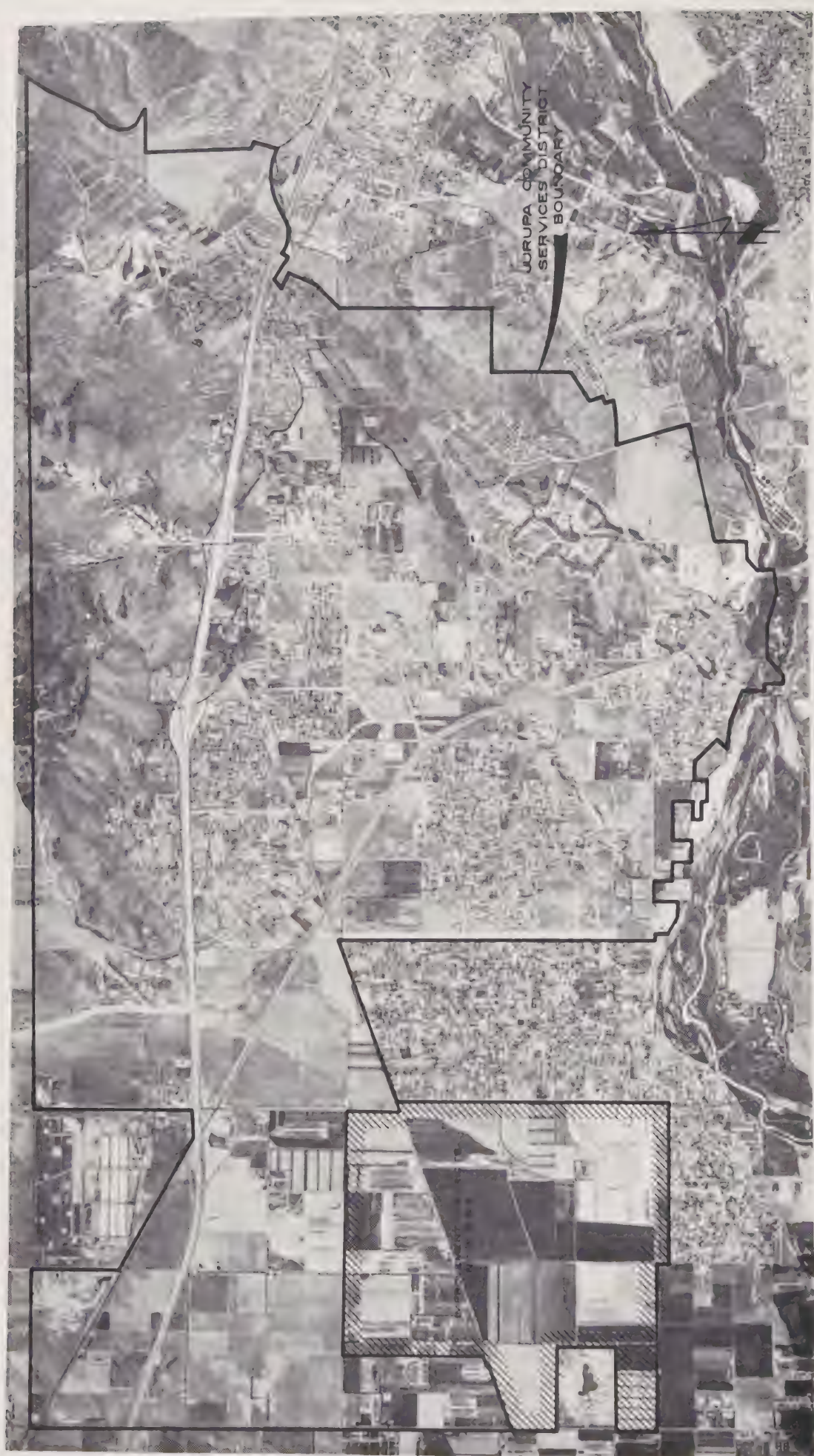
(1) Callable on and after February 15, 1987.



Table 1B  
 JURUPA COMMUNITY SERVICES DISTRICT  
 IMPROVEMENT DISTRICT NO. 3  
 Estimated Annual Bond Service

Fiscal Year	Principal Outstanding	Interest Estimated @ 7%	Principal Maturing	Total Bond Service
1977/78	\$160,000	\$ 11,200	\$ 5,000	\$ 16,200
1978/79	155,000	10,850	5,000	15,850
1979/80	150,000	10,500	5,000	15,500
1980/81	145,000	10,150	5,000	15,150
1981/82	140,000	9,800	5,000	14,800
1982/83	135,000	9,450	5,000	14,450
1983/84	130,000	9,100	5,000	14,100
1984/85	125,000	8,750	5,000	13,750
1985/86	120,000	8,400	5,000	13,400
1986/87	115,000	8,050	5,000	13,050
1987/88	110,000	7,700	10,000 (1)	17,700
1988/89	100,000	7,000	10,000 (1)	17,000
1989/90	90,000	6,300	10,000 (1)	16,300
1990/91	80,000	5,600	10,000 (1)	15,600
1991/92	70,000	4,900	10,000 (1)	14,900
1992/93	60,000	4,200	10,000 (1)	14,200
1993/94	50,000	3,500	10,000 (1)	13,500
1994/95	40,000	2,800	10,000 (1)	12,800
1995/96	30,000	2,100	15,000 (1)	17,100
1996/97	15,000	<u>1,050</u>	<u>15,000</u> (1)	<u>16,050</u>
	Total	\$141,400	\$160,000	\$301,400

(1) Callable on and after February 15, 1987.



Aerial photograph showing boundaries of Improvement Districts No. 2 and 3 and the Jurupa Community Services District.



---

## THE PROJECT

---

### WATER SUPPLY

Improvement Distircts No. 2 and 3 lie within the Chino Basin of the Santa Ana River Middle Basin. Currently all water sold in the Improvement Districts by Jurupa Community Services District is produced by two wells (Sky Country #1 and 2). Water facilities in the Improvement Districts are not connected to the balance of the Jurupa Community Services District's water system at present.

### EXISTING WATER FACILITIES

The Sky Country #1 Well has a 1,169 gallon per minute capacity and the Sky Country #2 Well has a capacity of 630 gallons per minute. There are no water storage facilities in the Improvement Districts. A total of 18,052 feet of transmission pipelines distribute water produced at the two wells to 124 active service connections (as of December 31, 1976). An additional 76 water meters have been installed in new single-family dwellings which were sold but unoccupied as of December 31, 1976.

### EXISTING SEWER FACILITIES

Sewer improvements within the Improvement District consist of developer-installed facilities which are to be reimbursed with the proceeds of the 1977 Sewer Bonds, Series A, as discussed below.

### REIMBURSEMENT AGREEMENT

The District has entered into an agreement with Ramona Ranchos, Inc., the developer of the Sky Country subdivision within Improvement Districts No. 2 and 3, under which the District will reimburse the costs of water and sewer facilities installed by the developer which are deemed to be of general benefit to the Improvement Districts.

The reimbursement is to be made from the first available funds of the Improvement Districts. However, the developer has agreed to postponement of the reimbursement of \$67,151 for water facilities in order that the proceeds of the Series A bonds for Improvement District No. 2 may be applied to the costs of constructing the new water system improvements described below. It is expected that the \$67,151 will be reimbursed from the proceeds of the 1977/78 Improvement District No. 2 tax levy.

## PROJECT DESCRIPTION

The proceeds from the sale of the 1977 Water Bonds, Series A, will be used to finance an additional 9,600 feet of water transmission lines ranging between 12 and 18 inches in diameter and the refurbishing of the Sky Country Well #2. The additional transmission pipelines will link the Improvement Districts with the remainder of the Jurupa Community Services District's water supply, storage and distribution system. The refurbishing of the Sky Country Well #2 will expand its production capacity to 650 gallons per minute.

The proceeds from the Sale of the 1977 Sewer Bonds, Series A, will be used to reimburse developers for existing sewer improvements in Tracts No. 5923-1 and 5923-2 of the Improvement Districts. Reimbursable improvements consist of 10,571 feet of sewer mains, one 600 gallon per minute pump station, two air valves, two blow-offs, twelve manholes and four cleanouts.

## ESTIMATED PROJECT COSTS

Table 2 shows an estimate of the costs of water system improvements and the reimbursable sewer system costs to be met with the proceeds of the bonds for Improvement Districts No. 2 and 3. The construction cost estimates were established by Albert A. Webb Associates, consulting engineers, Riverside, California.

---

Table 2  
JURUPA COMMUNITY SERVICES DISTRICT  
IMPROVEMENT DISTRICT NO. 2  
Estimated Project Costs

	Improvement District No. 2	Improvement District No. 3
Construction Costs:		
Refurbish Sky Country Well #2	\$25,000	-
3,600 Ft. Pipeline (12 inch)	45,000	-
2,000 Ft. Pipeline (16 inch)	32,000	-
4,000 Ft. Pipeline (18 inch)	<u>72,000</u>	-
Total Construction Costs	\$174,000	
Reimbursable Sewer Improvements	-	\$147,649
Contingencies	17,000	-
Engineering	20,000	-
Land Acquisition	13,000	-
Legal and Financing Costs	7,600	6,751
Funded Interest (six months')	<u>8,400</u>	<u>5,600</u>
Total Project Costs	\$240,000	\$160,000

---



---

## FINANCIAL DATA

---

### ASSESSMENT PRACTICES

The assessed valuation of Improvement Districts No. 2 and 3 of the Jurupa Community Services District is established by the Riverside County Assessor, except for utility property which is assessed by the State Board of Equalization.

According to the State Board of Equalization, assessed valuations established by the Riverside County Assessor for the 1976/77 fiscal year averaged 23.3 percent of full cash value. Utility property is reportedly assessed at 25 percent of the average state-wide cash values.

Improvement District taxes are collected by Riverside County at the same time as county and school taxes. Taxes on secured property, including utility property, are payable in two installments on November 1 and February 1 in each fiscal year, and become delinquent if unpaid by December 10 and April 10, respectively. Taxes on unsecured property are assessed as of March 1 at the current tax rate for that fiscal year but do not become delinquent until the next fiscal year on August 31.

### ASSESSED VALUATIONS

California law provides for two types of exemptions (\$1,750 of the assessed valuation of an owner-occupied dwelling and 50 percent of the assessed valuation of business inventories) which do not result in any loss of revenue to local taxing agencies since an amount equivalent to the taxes which would have been payable on such exempt properties is reimbursed by the State. The tabulation on the following page reflects the 1976/77 secured assessed valuation of Improvement Districts No. 2 and 3 before and after these exemptions. No unsecured assessed valuations are shown for Improvement Districts No. 2 and 3 since, as noted above, unsecured taxes are assessed as of March 1 in the fiscal year prior to the one in which they are collected and no taxes were levied for the Improvement Districts prior to the 1976/77 fiscal year.

### TAX RATES

As noted previously, taxes were first levied for Improvement Districts No. 2 and 3 in fiscal year 1976/77. The tax rate per \$100 assessed valuation was \$1.203 for each Improvement District, or a total of \$2.406.

There are three tax rate areas in Improvement Districts No. 2 and No. 3. The tabulation on the following page summarizes the 1976/77 assessed valuations and secured tax rates applicable to the three taxing areas.

JURUPA COMMUNITY SERVICES DISTRICT  
IMPROVEMENT DISTRICTS NO. 2 AND 3  
1976/77 Assessed Valuations

	Net Assessed Valuation	Homeowners' And Business Inventory Exemptions	Assessed Valuation For Revenue Purposes
Local Secured	\$1,640,690	\$30,385	\$1,671,075
Utility	188,520	-0-	188,520
Total	<u>\$1,829,210</u>	<u>\$30,385</u>	<u>\$1,859,595</u>

JURUPA COMMUNITY SERVICES DISTRICT  
IMPROVEMENT DISTRICTS NO. 2 AND NO. 3  
1976/77 Tax Rates Per \$100 Assessed Valuation

Tax Rate Area:	59-007	99-012	99-021
Assessed Valuation (1)	\$47,345	\$1,277,760	\$534,490
Riverside County	\$ 3.244	\$ 3.244	\$ 3.244
Education	6.098	5.900	5.900
Jurupa Community Services District			
District-wide Taxes	.785	.785	.785
I.D. No. 2 and 3	2.406	2.406	2.406
Lighting District	--	--	.077
Other Special Districts	.316	.316	.316
Flood Control	.464	.548	.548
Total All Rolls	<u>\$13.313</u>	<u>\$ 13.199</u>	<u>\$ 13.276</u>

(1) Before deduction of homeowners' and business inventory exemptions.



## TAX LEVIES AND DELINQUENCIES

Since Improvement Districts No. 2 and No. 3 did not exist for taxing purposes prior to the 1976/77 fiscal year, no record of tax levies and delinquencies is available for these entities. However, a review of the Riverside County Tax Collector's records indicates that none of the parcels within the Improvement Districts had outstanding tax delinquencies as of June 30 of any of the past five fiscal years (1971/72 through 1975/76).

## EMPLOYEE RETIREMENT

All employees of the Jurupa Community Services District (i.e., 13 full-time and one part-time) are covered under the Public Employees Retirement System of the State of California. Currently the District contributes an amount equal to 10.15 percent of employee wages and salaries (excluding overtime and standby pay) and employees contribute seven percent. The District's share of contributions totaled \$15,442.83 for the 1975/76 year. Contributions reflect the cost of past services. The District's employees are also covered by Social Security.

The Public Employees Retirement System of the State of California is funded by employer and employee contributions together with investment income. Contributions fluctuate yearly depending on the number of members and their respective salary schedules. The System's financial statements are prepared on an accrual basis of accounting and the System's auditor is Coopers and Lybrand, Sacramento, California. Citicorp Investment Management, Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being conducted no less than every four years.

Total assets of the System at June 30, 1975 were \$7,010,663,041, according to the Annual Report of the State Controller. Of this amount, net assets of \$6,970,264,122 were available for benefits. Comparable figures for June 30, 1974 were \$6,233,924,599 and \$6,207,963,069, respectively. The unfunded obligation of the System was determined to be \$4,907,998,387 at June 30, 1974 by the independent auditors. This reflects the present value of future state contributions of approximately \$2.8 billion and other member contributions of approximately \$2.1 billion. The total unfunded obligation does not take into account the provisions of Chapter 187, Statutes 1975, which prescribed a new increased contribution rate by the state with respect to state miscellaneous members. The comparable amount for June 30, 1975 is not available.

The amount of the respective unfunded liabilities will vary from time to time depending upon the actuarial assumptions utilized, rates of return and salary scales. The present System policy is designed to satisfy the unfunded obligation by the year 2000.

## DIRECT AND OVERLAPPING BONDED DEBT

Table 3 shows a statement of the direct and overlapping debt of Improvement Districts No. 2 and 3 of the Jurupa Community Services District as of January 31, 1977.

Table 3  
JURUPA COMMUNITY SERVICES DISTRICT  
IMPROVEMENT DISTRICTS NO. 2 AND 3  
Statement of Direct and Overlapping Bonded Debt

Estimated Population	403	
Assessed Valuation	\$1,859,595 (1)	
Estimated Market Value	\$7,926,076 (2)	

BONDED DEBT:	Debt Applicable January 31, 1977 (3)	
	Percentage	Amount
Riverside County	0.092%	\$ 736
Metropolitan Water District of Southern California	0.004	21,685
Riverside County Flood Control District Zone 1	0.312	52,026
Riverside Community College District	0.271	6,314
Riverside Union High School District	0.242-0.295	16,350
Jurupa Community Services District		
Improvement Districts No. 1 and 2	100.000	400,000
Chaffey Union Junior College District	0.004	26
Corona-Norco Unified School District	0.023	2,763
Jurupa Unified School District	1.704	45,309
TOTAL DIRECT AND OVERLAPPING BONDED DEBT		\$545,209

	Percentage Of		Per Capita
	Assessed Valuation	Market Value	
Assessed Valuation	- %	-- %	\$4,614
Total Direct and Overlapping Bonded Debt	29.319	6.879	1,353

- (1) Before deduction of homeowners' and business inventory exemptions which do not result in any loss of tax revenues since an amount equal to the taxes which would be payable on these exemptions is reimbursed by the State.
- (2) The State Board of Equalization reports that 1976/77 assessed valuations in Riverside County average 23.3 percent of market value. Utility property is assessed by the State at a reported state-wide average of 25 percent of market value.
- (3) Excludes sales, if any, subsequent to the date of this Official Statement. Also excludes 1915 Act bonds, revenue bonds and \$22,600 share of bonds secured by rentals payable under leases of property to the County of Riverside.



---

## IMPROVEMENT DISTRICTS NO. 2 AND 3

---

Improvement Districts No. 2 and 3 encompass an area of about 2,000 acres located in the extreme western portion of the Jurupa Community Services District and the northwestern portion of Riverside County. The Improvement Districts have coterminous boundaries. Improvement District No. 2 was established for the purpose of acquiring and constructing a water system and Improvement District No. 3 was established for sewer improvements. The Improvement Districts generally extend between Etiwanda Avenue on the east and the San Bernardino County line on the west. The southern boundary of the Districts is generally Limonite Avenue while their northern boundary is somewhat north of Bellgrave Avenue but approximately one mile south of U.S. Highway 60. The Union Pacific Railroad main line passes within one mile of the Improvement Districts' northeastern boundaries.

## ORGANIZATION

Improvement Districts No. 2 and 3 were created by the Board of Directors of the Jurupa Community Services District pursuant to the unanimous results of a special election held June 3, 1975. Improvement District No. 2 was created for the purpose of issuing bonded debt totaling \$2,500,000 for the acquisition, construction or improvement of a water system and Improvement District No. 3 was formed to authorize the issuance of bonded debt totaling \$2,000,000 for the acquisition, construction or improvement of a sewerage system. The voters also unanimously approved the levy of a maximum annual tax rate of \$2.50 per \$100 assessed valuation to meet the operating and capital expenses of each Improvement District. The Board of Directors of the Jurupa Community Services District has agreed to maintain the tax rate for all purposes, including debt service, within each of the two Improvement Districts at \$2.50 or less. However, this does not diminish the obligation to levy taxes without limit as to rate or amount for general obligation bond service.

The Jurupa Community Services District was formed in 1956 under provisions of the Community Services District Law of the State of California (Government Code, Title 6, Division 2). The District has authority to provide a wide range of governmental services including water, sewerage, refuse disposal, fire protection, park and recreation, street lighting, mosquito abatement, police protection, library and street construction services.

The District is governed by a five-member Board of Directors. Directors are elected to serve alternating four-year terms at elections held every two years.

## CLIMATE AND TOPOGRAPHY

The topography of the Improvement Districts consists of broad stretches of flat land which extend into rolling hills outside the boundaries of the Districts. These hills divide the Jurupa Community Services District from San Bernardino County.

The Jurupa area has a mild climate throughout the year, as indicated by the following tabulation.

Period	Average Temperature			Rain Inches	Humidity		
	Min. °	Mean °	Max °		4 A.M.	Noon	4 P.M.
January	37.3	51.3	65.3	1.97	55	40	55
April	45.8	60.5	75.1	0.97	60	30	50
July	57.6	75.9	94.1	0.06	45	40	35
October	48.6	65.7	82.8	0.53	50	30	40

Contributing to the area's mild climate is the fact that it is surrounded by mountains which protect it from the heat of the desert areas to the east during the summer and from cold winter winds and fog experienced by the coastal area to the west.

## ECONOMY

Improvement Districts No. 2 and 3 consist primarily of agricultural land and suburban-residential development. At present there is no commercial or industrial activity within the Improvement Districts. The remainder of the Jurupa Community Services District is also primarily an agricultural and suburban-residential area, however, it contains several neighborhood shopping centers and several small to moderate-sized industrial enterprises.

The Improvement Districts are part of the Riverside-Ontario-San Bernardino Metropolitan Area which includes a number of large, diversified industrial organizations, many of which are located within a short distance of the Districts.

## POPULATION

The population of Improvement Districts No. 2 and 3 grew moderately between April, 1970 and January, 1976, and substantially during 1976 as reported in the tabulation on the following page. The December 1976 estimate was calculated by multiplying the 124 active water service connections in the Improvement Districts by 3.25 (the average population in Census Tract 406, of which the Districts comprise a portion) to yield a population of 403. Extending this analysis to include the 76 additional water connections installed in unoccupied new dwellings provides a near-term population estimate of 650.



---

JURUPA COMMUNITY SERVICES DISTRICT  
IMPROVEMENT DISTRICTS NO. 2 AND 3  
Population Growth

Year	Population	Percentage Increase
April, 1970	94 (1)	-- %
January, 1976	115 (2)	22.3
December, 1976	403 (3)	250.4

---

- (1) Estimate based upon U.S. Census data by Riverside County Planning Department.  
(2) Estimate by Riverside County Planning Department.  
(3) Estimate based upon methodology discussed in the preceding text.
- 

#### HOUSING AND INCOME

The 1970 U.S. Census reported a total of 2,241 dwelling units within Census Tract 406, of which 67.7 percent were owner-occupied, 28.5 percent renter-occupied and 3.8 percent vacant. The 1970 median value of homes in Census Tract 406 was \$16,500 while the median monthly rent was \$81.

As of December, 1976 the selling prices of new homes in Improvement Districts No. 2 and 3 ranged between \$53,950 and \$59,950.

The 1970 U.S. Census reported that the median household income for Census Tract 406 residents was \$8,721, compared to \$8,997 for Riverside County as a whole.

#### BUILDING ACTIVITY

During 1976 there were 250 housing starts in Improvement Districts No. 2 and 3. Construction of another 330 housing units is scheduled to begin in early 1977. The 1976 and 1977 housing units consist of detached, single-family dwellings situated on one-half acre parcels. The average selling prices in these housing developments exceed \$50,000 per home.

## EMPLOYMENT

Residents of Improvement Districts No. 2 and 3 find employment throughout the Riverside-San Bernardino-Ontario Labor Market Area. This labor market area, as defined for reporting purposes by the California Employment Development Department, has boundaries coterminous with those of Riverside and San Bernardino Counties.

Total employment in Riverside and San Bernardino Counties as of October, 1976 rose by 5,900 in comparison with October, 1975. The seasonally adjusted unemployment rate for the two counties was 9.3 percent during October, 1976, an improvement over the 10.6 percent reported in October, 1975.

The largest category of employment in the Riverside-San Bernardino-Ontario Labor Market Area is government, primarily state and local, followed by trade and services. A distribution of the employment for the labor market area is shown below.

---

### RIVERSIDE - SAN BERNARDINO - ONTARIO LABOR MARKET AREA Employment as of October, 1976

Industry	Number of Employees	Percentage of Total
Agriculture	19,600	5.4%
Mining	2,400	0.7
Construction	12,800	3.5
Manufacturing	52,000	14.4
Transportation, communications, utilities	18,400	5.1
Trade	83,600	23.2
Finance, insurance, real estate	12,200	3.4
Services	69,700	19.3
Government (1)	<u>90,000</u>	<u>25.0</u>
Total	360,700	100.0%

---

(1) Federal government employed 14,200 persons while state and local governments accounted for the remaining 75,800 jobs.

Source: State Employment Development Department

---



The Riverside Labor Market Area as defined by the State Employment Development Department includes the City of Riverside, the communities of Highgrove, Mira Loma, Pedley (in the District) and Rubidoux, plus March Air Force Base. Last surveyed by state labor analysts in July of 1970, this area had an estimated population of 200,600 and provided 70,100 jobs as summarized in the following tabulation.

---

RIVERSIDE LABOR MARKET AREA  
Estimated Employment - July, 1970

	Number of Employees	Percentage of Total
Agriculture	1,500	2.1%
Construction	4,100	5.8
Manufacturing	12,600	18.0
Transportation, communications, utilities	1,900	2.7
Trade	14,700	21.0
Finance, insurance, real estate	3,500	5.0
Services	14,800	21.1
Government	<u>17,000</u>	<u>24.3</u>
Total	70,100	100.0%

---

Source: State Employment Development Department

---

A listing of the major employers in the immediate vicinity of the Jurupa Community Services District appears in the tabulation on the following page.

## INDUSTRY

There is no industrial activity within Improvement Districts No. 2 and 3 at present. Considerable industrial activity and growth has occurred, however, within the boundaries of the Jurupa Community Services District. Industrial firms within the community services district are primarily engaged in mobile home, trailer and camper manufacturing and pipe production. Smaller firms include a concrete block manufacturer, a machine works and a rock quarry. The proximity of the area to the Kaiser Steel Plant at Fontana, local cement mining operations and a favorable political climate have contributed to industrial growth within the community services district. The largest manufacturing employers within the Jurupa Community Services District are listed in the tabulation on the following page.

---

JURUPA DISTRICT (1)  
List of Major Employers

Name	Number of Employees	Primary Business
<u>Manufacturing Employers:</u>		
Fleetwood Enterprises, Inc.	480	Mobile homes, motor homes
Rail Systems, Inc.	425	Refurbished AMTRAK rail- road cars
Riverside Cement Co.	225	Cement
Certain-Teed Products Corp.	120	Asbestos-cement pipes
American Tree & Wreath	110	Artificial Christmas Trees
Red-E-Kamp, Inc.	108	Camper shells, van con- versions
Rokar Industries (2)	75	Mobile homes
U.S. Pipe and Foundry Co. (2)	70	Steel pipe
Me-Too Leisure Products, Inc. (2)	63	Campers and trailers
Teletronics United, Inc.	50	Cordless telephones
Reyman Enterprises (2)	47	Mobile home anchoring systems
<u>Non-Manufacturing Employers:</u>		
Jurupa Unified School District (2)	850	Public education
E. L. Yeager Constructors	300	Heavy construction

---

(1) Includes all of the Jurupa Community Services District  
plus the adjacent communities of Mira Loma and Rubidoux.

(2) Located within the Jurupa Community Services District.

Source: Riverside County Department of Development, October 1976  
and primary research.

---



Riverside County has a well-developed and expanding industrial base. Presently there are 32 manufacturing enterprises with 150 or more employees in the County, as listed in Table 4 on the following page. Most of these firms are located in the northwest portion of the County within moderate driving distance of the Improvement Districts.

In addition, adjacent San Bernardino County contains more than 100 industrial firms which employ 100 or more persons. Most of these enterprises are also within commuting distance of the Improvement Districts.

## COMMERCE

At present there are no commercial establishments within the boundaries of Improvement Districts No. 2 and 3. Retail commercial establishments are located, however, in other portions of the Jurupa Community Services District. These establishments are centered in several neighborhood shopping areas and consist primarily of facilities designed to serve the local market, such as food markets, cleaners and automobile service stations.

## BANKING

Security Pacific National Bank operates a branch office within the Jurupa Community Services District at Glen Avon. The Bank of America NT & SA and Security Pacific National Bank each maintain an office in the nearby community of Rubidoux.

The City of Riverside is served by six branch offices of the Bank of America NT & SA, five branches of Security Pacific National Bank, three branches of the Crocker National Bank and by offices of the First National Bank & Trust Company, Riverside National Bank and United California Bank.

Nine savings and loan associations maintain ten offices in Riverside. These include the Anaheim Savings & Loan Association, California Federal Savings and Loan Association, Glendale Federal Savings & Loan Association, Hemet Federal Savings & Loan Association, Home Savings & Loan Association (two offices), Provident Federal Savings & Loan Association, Redlands Federal Savings & Loan Association, Riverside Savings and Loan Association and the U. S. Savings & Loan Association.

## TRANSPORTATION

The northern limits of Improvement Districts No. 2 and 3 extend to within one mile of U.S. Highway 60, a four-lane freeway and major east-west transcontinental route, and the Union Pacific Railroad main line. The Union Pacific Railroad provides daily freight service within the area served by the Jurupa Community Services District. Transcontinental bus service by Greyhound and Continental Trailways is available in

Table 4  
RIVERSIDE COUNTY  
Industrial Firms With 150 or More Employees

Firm	Location	Employees	Product
Alcan Western Products	Riverside	400	Aluminum sheet
Alcoa	Corona	325	Aluminum castings
Almax Aluminum Mill Products	Riverside	330	Aluminum sheet
Amoco Reinforced Plastics	Riverside	150	Plastic pipe
ATCO Structures	Riverside	250	Prefabricated housing
Aurora Modular Industries	Riverside	150	Modular buildings
Bourns, Incorporated	Riverside and Romoland	1,200	Electronics
Bianchi	Temecula	160	Police accessories
Bird Corporation	Palm Springs	160	Respirators, resuscitators
Borg-Warner	Temecula	275	Mechanical seals
Butcher Boy Food Products	Riverside	260	Frozen foods
Cal Date	Indio	150-500	Date packing
Clow Corporation	Corona	198	Fire hydrants, valves
Corona Clipper Company	Corona	175	Tools
Deutsch Corporation	Banning	500-900	Electrical components
DMC	Riverside	300	Food machinery
Golden West Motor Homes	Three Locations	174	Mobile homes, trailers
Granger Engineering	Riverside	335	Rolled, sheet aluminum
International Furniture	Corona	150	Upholstered furniture
Johns-Manville Fiberglass	Corona	425	Fiberglass insulation
Kaiser Homes	Two Locations	210	Mobile homes
Kellogg-Tulip Division of Owens-Illinois Corporation	Riverside	388	Paper/plastic cups
Loma Linda Foods	Riverside	150	Foods
Press-Enterprise Company	Riverside	500	Daily newspaper
Rail Systems, Inc.	Mira Loma	425	Refurbished AMTRAK railroad cars
Riverside Cement	Rubidoux	225	Cement
Robb Industries	Riverside	1,400	Aerospace components
Runkist Lemon Products	Corona	450	Lemon products
S&M Company	Corona	150	Abrasives, roofing
Strom Company-Irrigation Division	Riverside	300	Sprinkling systems
VARCO	Riverside	150	Business forms
Wheeler Constructors	Riverside	300	Heavy construction

Source: Directory of Manufacturers as of July 1975, Riverside County Department of Development.



Riverside. Local bus service between Riverside, Los Angeles and intermediate points is provided by the Southern California Rapid Transit District.

The Ontario International Airport is located approximately nine miles northwest of the Improvement Districts' northern limits. The airport is served by nine carriers and one commuter line. Direct scheduled flights are available to the major California metropolitan areas, Chicago, the Pacific Northwest and Hawaii.

Operation of the airport is under the control of the Los Angeles Department of Airports. The Department will spend more than \$100 million in improvements at Ontario in accordance with its master plan by 1980. The 1,450-acre terminal, second largest in Southern California, accommodates more than 1.2 million passengers and over four million pounds of air cargo annually.

Air commuter service is available on weekdays at the Riverside Municipal Airport.

Shipping facilities to intercoastal and world markets are available at Los Angeles Harbor and the Port of Long Beach, approximately 50 miles southwest of the Improvement Districts.

## UTILITIES

Water and sewer service are provided by the Jurupa Community Services District. Natural gas is furnished by Southern California Gas Company and electric power by Southern California Edison Company. Pacific Telephone and Telegraph Company provides telephone service.

## GOVERNMENT INSTALLATIONS

One of the principal stimuli to growth of the Riverside area was the buildup of local military installations which occurred during the early 1940's. Two important facilities which are located within a short distance of Improvement Districts No. 2 and 3 continue to benefit the local economy. These are March Air Force Base and the U.S. Navy's Fleet Missile Systems Analysis and Evaluation Group Annex.

March Air Force Base, located approximately ten miles southeast of the City of Riverside, is the largest Air Force facility in Southern California. Covering approximately 8,000 acres, March AFB serves as headquarters for the 22nd Bombardment Wing of the Strategic Air Command and the 15th Air Force. The base also has a regional hospital facility. Base personnel include approximately 5,000 military and 1,225 civilian employees.

The Navy's Fleet Missile Systems Analysis and Evaluation Group Annex employs 650 civilians at Norco, an incorporated community that extends to within two miles of the Improvement Districts' boundaries.

Also at Norco, the California Rehabilitation Center, a low-security state penal institution, has a payroll of approximately 625 civilians.

Other large government employers located near Improvement Districts No. 2 and 3 include the County of Riverside, the University of California at Riverside, and the Riverside Unified School District.

## AGRICULTURE

Despite increasing residential development, agriculture continues to remain an important segment of the Improvement Districts' economy. The principal agricultural activities in the Improvement Districts are dairying, field crops and horse ranches. Most agricultural enterprises within the Districts are family-owned and operated.

Annual crop yields within the Improvement Districts are consolidated with those of other localities in western Riverside County for reporting by the Riverside County Agricultural Commissioner. These data are summarized in the annual report of the Alesandro District which includes that portion of Riverside County located west of Cabazon (approximately 55 miles east of Improvement Districts 2 and 3).

Following is a four-year summary of annual crop yield valuations for the Alesandro District.

---

### RIVERSIDE COUNTY - ALESANDRO DISTRICT

Valuation of Annual Crop Yields

Calendar Year:	1972	1973	1974	1975
Citrus Fruit	\$32,787,840	\$47,387,100	\$20,875,900	\$ 44,683,800
Deciduous Crops	2,207,480	2,834,900	2,223,300	2,289,900
Truck Crops	10,253,600	17,171,300	21,184,800	30,074,200
Field Crops	<u>8,958,500</u>	<u>16,329,400</u>	<u>23,752,600</u>	<u>28,571,800</u>
Total	\$54,207,420	\$83,722,700	\$68,036,600	\$105,619,700

---

Source: Riverside County Agricultural Commissioner.

---

## EDUCATION

Approximately 97.4 percent of the 1976/77 assessed valuation of Improvement Districts No. 2 and 3 is located within the Jurupa Unified School District. The school district provides public education from the kindergarten level through the fourth year of high school, plus adult education. The school district operates nine elementary schools, two junior high schools, and a high school.

Following is a five-year summary of average daily attendance as reported by the school district.

---

### JURUPA UNIFIED SCHOOL DISTRICT Average Daily Attendance (1)

Fiscal Year	K-8	9-12	Continuation School	Total
1971/72	6,601	2,333	96	9,030
1972/73	6,618	2,336	98	9,052
1973/74	6,535	2,379	136	9,050
1974/75	6,645	2,466	133	9,244
1975/76	6,680	2,248	126	9,054

---

(1) ADA figures include summer school.

---

The remainder of the Improvement Districts is located in the Corona Norco Unified School District.

The Jurupa Unified School District portion of the Improvement Districts is also within the Riverside City Community College District while the Corona Norco Unified School District portion is in the Chaffey Community College District. The community college districts operate two-year colleges in Riverside and Alta Loma (San Bernardino County), respectively.

Several four-year collegiate institutions are located within ten miles of the Improvement Districts. These include the University of California at Riverside, California Baptist College and the La Sierra Campus of Loma Linda University.





## COMMUNITY FACILITIES

The Jurupa District, which encompasses the Jurupa Community Services District, plus the adjacent communities of Mira Loma and Rubidoux, is served by six dentists, one optometrist and two chiropractors. These health services are augmented by four general hospitals in nearby Riverside with a total bed capacity of 995. There are 250 physicians, 126 dentists, 23 chiropractors and 25 optometrists practicing in Riverside.

There are 22 churches and three libraries in the Jurupa District. Recreational facilities include one theatre, three parks, two public golf courses, two public swimming pools, the Jurupa Mountains Cultural Center and the Santa Ana River Regional Wilderness Park. The Riverside International Raceway, 23 parks and ten theatres are located in Riverside.

The major cultural and recreational attractions in Los Angeles and Orange Counties are generally within one hour's driving time from the area. The mountain resorts at Lake Arrowhead, Big Bear and Idyllwild, plus the desert resorts in the Palm Springs-Indio-Coachella Valley Area are also within an hour's drive from Improvement Districts No. 2 and 3.

Two daily newspapers -- the Daily Enterprise and the Press -- are published in Riverside and circulated within the Improvement Districts. Major daily Los Angeles newspapers are also available. The Jurupa Journal, published in Mira Loma, is distributed weekly. Seven television channels are received direct and five radio stations have broadcasting studios in Riverside.



